



We build strength, stability, self-reliance *and* shelter.

March 25, 2021

Dear Chair Fahey, Vice-Chair Morgan, Vice-Chair Campos, and members of the Committee:

Newberg Area Habitat for Humanity, an affiliate of Habitat for Humanity International, builds decent, safe, affordable homes in Newberg, Dundee, St. Paul and Sherwood.

I am writing today **to express our support for HB 3275**, which would help support permanently affordable homes by allowing for an exemption from a portion of property taxes for homeowners with low to moderate incomes.

As housing prices continue to rise, and with the average home in Oregon averaging over half a million dollars, the task of maintaining affordable homeownership options becomes an increasingly difficult one. In many communities across Oregon, organizations like ours are partnering with families to build and sell affordable homes using the community land trust/shared-equity model. Community land trusts commonly own the land underneath the home, in order to make the home permanently affordable. Community land trusts use a shared-equity model in which the homeowner agrees to sell the home to another income qualified buyer.

HB 3275 provides long term property tax relief for the homeowner by reflecting their ownership stake in the home itself, not the land. This proposal will support homeowners of existing community land trust/shared-equity homes to remain stable in their homes, and to increase access to homeownership through shared-equity models by limiting their property tax liability. This practice is already observed by Oregon's largest counties (Multnomah, Clackamas and Washington); HB 3275 would expand the benefits to homeowners throughout the state – including right here in Yamhill County.

HB 3275 is a step forward in ensuring permanent affordable homeownership opportunities for Oregonians across the state. We urge your support, and thank you for your time and service to our state.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Rogers", with a long horizontal flourish extending to the right.

Rick Rogers
Executive Director